

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S Hernwood Rd., 2400 ft. N *
of Offutt Court * ZONING COMMISSIONER
3012-A Hernwood Road *
2nd Election District * OF BALTIMORE COUNTY
1st Councilmanic District *
Jason Ludwig, Petitioner * Case No. 97-142-A
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 3012 A Hernwood Road in northwestern Baltimore County. The Petition is filed by Jason Eric Ludwig, property owner. Variance relief is requested from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a 19 ft. setback to a property line (for a proposed dwelling) in lieu of the required 35 ft. The subject property and requested relief is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Jason E. Ludwig, property owner/Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject lot was originally part of a larger tract and has recently been subdivided. The property is known as lot No. 2 of the property formerly known as 3012 Hernwood Road. Apparently, Mr. Ludwig has acquired the site with the intent of improving same with a single family dwelling. As shown on the site plan, the subject property is zoned R.C.2 and is approximately 3 acres in area.

Variance relief is requested in order to allow a 19 ft. setback to a property line in lieu of the required 35 ft. In support of the variance, Mr. Ludwig explained that the lot is irregularly shaped and that the proposed septic system to serve the dwelling need be located on the south

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ORDER RECEIVED FOR FILING

Date

By

11/26/96
M. H. [Signature]

side of the lot. The proposed location of the dwelling and septic system are clearly shown on the site plan.

Due to the site constraints, Mr. Ludwig indicated that variance relief was required. He indicated that grant of the variance would not cause any detriment to the surrounding locale. The property is located in a rural area and the nearest house to the proposed building envelope is approximately more than 120 ft. away.

Based upon the testimony and evidence offered, all of which is uncontradicted, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has complied with the provisions of Section 307 of the BCZR as construed by the case law. I am convinced that the unique shape of the property which justifies variance relief is the shape and narrowness of the property. Moreover, to deny variance relief would prohibit an expressly permitted purpose (e.g., a single family dwelling) on the subject property. The relief can be granted without detriment to the surrounding locale. For these reasons, variance relief shall be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of November, 1996 that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a 19 ft. setback to a property line (for a proposed dwelling) in lieu of the required 35 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk

ORDER RECEIVED FOR FILING

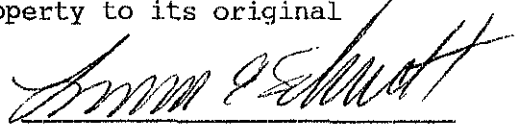
Date

11/26/96

By

M. G. G. G.

until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING

Date

11/20/96

By





Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

November 22, 1996

Mr. Jason Eric Ludwig
10628 Davis Avenue
Woodstock, Maryland 21163

RE: Case No. 97-142-A
Petition for Zoning Variance
Property: 3012A Hernwood Road

Dear Mr. Ludwig:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

3012 A HERNWOOD RD.

97-142-A

which is presently zoned RC 2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A01.3 B 3 TO PERMIT A 19 FT SETBACK TO PROPERTY LINE (FOR A PROPOSED DWELLING) IN LIEU OF THE REQUIRED 35 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

LOT LONG AND NARROW ODD SHAPED SEPTIC RESERVE AREA PROHIBITS GARAGE FROM BEING 35' OFF PROPERTY LINE CAN ONLY GET 19' OFF LINE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

JASON ERIC LUDWIG
(Type or Print Name)

Signature

(Type or Print Name)

Signature

10628 DAVIS AVE 465-1543
Address Phone No.

WOODSTOCK MD. 21163
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



Printed with Soybean Ink
on Recycled Paper



#142 MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

024864

JLL # 142

DATE 9/26/96

ACCOUNT 80016150

AMOUNT \$ 50.00

RECEIVED
FROM:

LV DWIG

FOR: 1 RY FILING.

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

01AD08087MICHR
PA 0008220002-26-96

\$50.00

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 142

Petitioner: Jason Ludwig

Location: 3012 Hernwood Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Jason E. Ludwig

ADDRESS: 10628 Davis Ave.

Woodstock, Md 21163

PHONE NUMBER: 461-5703

AJ:ggs

(Revised 09/24/96)

MICROFILMED



REVIEWING AGENCIES: PLEASE DELIVER 5 COPIES OF YOUR COMMENTS TO ZADM, ROOM 123
COB, PRIOR TO THE CONCEPT PLAN CONFERENCE OR BRING THEM TO THE CONFERENCE IF
YOUR AGENCY WILL BE REPRESENTED.

Time: 11:00:00 AM
Election District: 8
Council District: 3
Proposal: 12C-2+
Location: 12C-5
Name: WESTWICK
ZADM 08-651
Manager: DAVE FLOWERS
Engineer: GEORGE W. STEPHENS, JR. & ASSOCIATES, INC.
31 SINGLE FAMILY DWELLINGS
W S FALLS RD. N OF SEMINARY AVE.
Maryvale Property

Time: 10:15:00 AM
Election District: 2
Council District: 2
Proposal: 3.5
Location: 3.5
Name: WILDWOOD PARK
ZADM 02-639
Manager: CHRISTINE RORKE
Engineer: MICHAEL J. ERTTEL, P.E.
57 SINGLE FAMILY DWELLINGS
S S WINANDS RD. W OF TULSMERE RD.

Time: 9:45:00 AM
Election District: 9
Council District: 4
Proposal: 3M-CT
Location: 3M-CT
Name: TRINITY HOUSE
ZADM 09-400
Manager: JOSEPH MARANTO
Engineer: FARRAND & ENGLISH, INC.
82 UNIT ELDERLY HOUSING BLDG.
W S VIRGINIA AVE. CORNER OF CHESAPEAKE AVE.

Time: 9:00:00 AM
Election District: 2
Council District: 2
Proposal: 5.5
Location: 5.5
Name: EVERGREEN HILLS ESTATES
ZADM 02-638
Manager: KURT KUGELBERG
Engineer: BENGSTON, DEBELL, ELKIN LTD.
12 SINGLE FAMILY DWELLINGS
NW/S WOODLAWN DR. NE OF DOGWOOD RD.

CONCEPT PLAN CONFERENCES
SCHEDULE
* Comments to SOP by 3/9 AM
MEETING LOCATION: County Office Building - Room 301
111 West Chesapeake Avenue
Towson, Maryland 21204
DATE: 3/13/95

ZONING DESCRIPTION

142

97-142-A

ZONING DESCRIPTION FOR 3012 A HERNWOOD RD.

BEGINNING AT A POINT ON THE WEST SIDE OF
HERNWOOD RD. WHICH IS 30 FT WIDE AT THE
DISTANCE OF 2400 NORTH OF THE CENTERLINE OF
THE NEAREST IMPROVED INTERSECTING STREET
OFFUTT CT. WHICH IS 50 FT WIDE.

AS RECORDED IN DEED LIBER 11511 FOLIO 586
AND INCLUDE MEASUREMENTS AND DIRECTIONS
HERE AND ON THE PLAT IN THE CORRECT LOCATION

METES AND BOUNDS S $1^{\circ} 8' 15''$ E 184.63 FT.

N $68^{\circ} 10' 23''$ W 770.88 FT N $1^{\circ} 2' 58''$ W 238.15 FT

S $87^{\circ} 44' 57''$ W 121.09 FT. N $68^{\circ} 10' 23''$ W 508.08 FT

S $87^{\circ} 44' 02''$ W 121.09 FT.

MICROFILMED

NOTICE OF HEARING

Whereas, the Board of Estimates of Baltimore County has determined that the property of Baltimore County will hold a public hearing on the property identified herein, in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Westinghouse Avenue, Towson, Maryland 21204 as follows:

Case #97-142-A

(Item 142)

3012-A, Herndon Road
W/S Herndon Road, 2400' N
of Orin Court

2nd Election District
1st Councilmanic

Legal Owner(s):

Jason Eric Ludwig

Variance to permit a 19 foot setback to property line (for a proposed dwelling) in lieu of the required 35 feet.

Hearing: Wednesday, October 30, 1996 at 11:00 a.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are

handicapped accessible for

special accommodations

Please Call 887-3353

(2) For information concerning

the file and/or hearing,

Please Call 887-3391.

10/13/96 Oct 10

C89782

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/10, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/10, 1996.

THE JEFFERSONIAN,

A. H. Enid
LEGAL AD. - TOWSON

RECORDED

CERTIFICATE OF POSTING

RE: Case No.: 97-142-A

Petitioner/Developer: DORIS WEITZEL

Date of Hearing/Closing: OCT. 21, 1996

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 3012 HERNWOOD ROAD
GRANITE, MARYLAND 21163

The sign(s) were posted on OCT. 2, 1996
(Month, Day, Year)

Sincerely,

Thomas P. Oghe SR 10-2-96
(Signature of Sign Poster and Date)

THOMAS P. OGHE SR
(Printed Name)

325 NICHOLSON ROAD
(Address)

BALTIMORE, MARYLAND 21221
(City, State, Zip Code)

(410) 687-8405
(Telephone Number)

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ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 97-142-A

To Permit A 19 Foot Setback To Property
Line (For A Machine Shedding) IN LHM OF
THE REQUIRED 35 FOOT

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(D)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE

4:30 p.m. ON WED. OCT. 21, 1997
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
110 W. CHESAPEAKE AVE.
POTOMAC, MD. 21150
TEL. 887-3391

IF YOU ARE NOT SURE HOW TO REQUEST A PUBLIC HEARING, OR IF YOU HAVE ANY QUESTIONS, PLEASE CALL THE ZONING OFFICE AT 887-3391.
QUESTIONS ARE WELCOME AT ANY TIME.

TO: PUTUXENT PUBLISHING COMPANY
October 2, 1996 Issue - Jeffersonian

Please forward billing to:

Jason Ludwig
10628 Davis Avenue
Woodstock, MD 21163
461-5703

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-142-A (Item 142)
3012-A Hernwood Road
W/S Hernwood Road, 2400' N of Offutt Court
2nd Election District - 1st Councilmanic
Legal Owner(s): Jason Eric Ludwig

Variance to permit a 19 foot setback to property line (for a proposed dwelling) in lieu of the required 35 feet.

HEARING: WEDNESDAY, OCTOBER 30, 1996 at 11:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED-ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 3, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-142-A (Item 142)
3012-A Hernwood Road
W/S Hernwood Road, 2400' N of Offutt Court
2nd Election District - 1st Councilmanic
Legal Owner(s): Jason Eric Ludwig

Variance to permit a 19 foot setback to property line (for a proposed dwelling) in lieu of the required 35 feet.

HEARING: WEDNESDAY, OCTOBER 30, 1996 at 11:00 a.m. in Room 106, County Office Building.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Jason Eric Ludwig

- NOTES: (1) THE ZONING NOTICE SIGN MUST BE POSTED ON THE PROPERTY BY OCTOBER 15, 1996.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



10/03/96



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 30, 1996

Mr. Jason Eric Ludwig
10628 Davis Avenue
Woodstock, MD 21163

RE: Item No.: 142
Case No.: 97-142-A
Petitioner: Jason Eric Ludwig

Dear Mr. Ludwig:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp. The stamp is partially obscured by the signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: October 17, 1996

FROM: *Sub* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for October 15, 1996
Revised Item #84 (on 9/25/96)
and
Item Nos. 131, 132, 133, 135, 136,
137, 138, 140, 142, 144, 146,
& 147

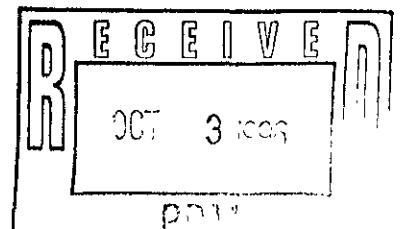
The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE31

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BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/7/96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: OCT. 7, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	130	135	147
	131	136	148
	132	142	
	133	146	

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 10/07/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 07, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 131, 132, 133, 134, 135, 136,
137, 138, 139, 140, 141, 142, 146 AND 147.

1003

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

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B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: October 4, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 131, 132, 133, 134, 135, 138, 140, 141, 142, 146, and 147

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Dary L. Kerns

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

10/7/96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 142 (JCC)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

for

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

RE: PETITION FOR VARIANCE
3012-A Hernwood Road, W/S Hernwood Rd.,
2400' N of Offutt Court
2nd Election District, 1st Councilmanic

Jason Ludwig
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-142-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of October, 1996, a copy of the foregoing Entry of Appearance was mailed to Jason Ludwig, 10628 Davis Avenue, Woodstock, MD 21163, Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

97-142-A

R. C. 2

1A

R. C. 2

W 69,000

SITE

3130

3126

3012

3014

R. C. 2

MICROFILMED

HERNWOOD RD

W 67,500

150-88

NW 6 L

1" = 200' SCALE

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard
Chairman, County Council

CERTIFICATE OF POSTING

RE: Case No.: 97-142-A
 Petitioner/Developer: Doris Weitzel
 Date of Hearing/Closing: OCT. 21, 1996

Baltimore County Department of
 Permits and Development Management
 County Office Building, Room 111
 111 West Chesapeake Avenue
 Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 3012 HERWOOD ROAD
GRANITE, MARYLAND 21063

The sign(s) were posted on OCT. 2, 1996
 (Month, Day, Year)

Sincerely,

Thomas P. Oghe, Jr.
 (Signature of Sign Poster and Date)

Thomas P. Oghe, Jr.
 (Printed Name)

325 Nicholson Road
 (Address)

Baltimore, Maryland 21221
 (City, State, Zip Code)

(410) 687-8405
 (Telephone Number)

ZONING NOTICE

VARIANCE

DATE: 10/2/96

APPLICANT: Doris Weitzel

PROPERTY: 3012 Herwood Road

TOWSON, MD 21204

RE: 97-142-A

REVIEWED BY: [Signature]

DATE: 10/2/96

REVIEWED BY: [Signature]

DATE: 10/2/96

REVIEWED BY: [Signature]

DATE: 10/2/96

REVIEWED BY: [Signature]

DATE: 10/2/96

REVIEWED BY: [Signature]

DATE: 10/2/96

REVIEWED BY: [Signature]

DATE: 10/2/96

REVIEWED BY: [Signature]

DATE: 10/2/96

REVIEWED BY: [Signature]

DATE: 10/2/96

REVIEWED BY: [Signature]

DATE: 10/2/96

REVIEWED BY: [Signature]

DATE: 10/2/96

REVIEWED BY: [Signature]

DATE: 10/2/96

REVIEWED BY: [Signature]

DATE: 10/2/96

REVIEWED BY: [Signature]

DATE: 10/2/96

REVIEWED BY: [Signature]

DATE: 10/2/96

REVIEWED BY: [Signature]

DATE: 10/2/96

REVIEWED BY: [Signature]

DATE: 10/2/96

REVIEWED BY: [Signature]

DATE: 10/2/96

REVIEWED BY: [Signature]

DATE: 10/2/96

REVIEWED BY: [Signature]

DATE: 10/2/96

REVIEWED BY: [Signature]

DATE: 10/2/96

TO: PETITIONER PUBLISHING COMPANY
 October 2, 1996 Issue - Jeffersonian
 Please forward billing to:
 Jason Ludwig
 10628 Davis Avenue
 Woodstock, MD 21163
 461-5703

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-142-A (Item 142)
 3012-A Herwood Road
 W/S Herwood Road, 2400' N of Offett Court
 2nd Election District - 1st Councilmatic
 Legal Owner(s): Jason Eric Ludwig

Variance to permit a 19 foot setback to property line (for a proposed dwelling) in lieu of the required 35 feet.

HEARING: WEDNESDAY, OCTOBER 30, 1996 at 11:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
 ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED-ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
 (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

October 3, 1996

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-142-A (Item 142)
 3012-A Herwood Road
 W/S Herwood Road, 2400' N of Offett Court
 2nd Election District - 1st Councilmatic
 Legal Owner(s): Jason Eric Ludwig

Variance to permit a 19 foot setback to property line (for a proposed dwelling) in lieu of the required 35 feet.

HEARING: WEDNESDAY, OCTOBER 30, 1996 at 11:00 a.m. in Room 106, County Office Building.

Arnold Jablon
 Director

cc: Jason Eric Ludwig

NOTES: (1) THE ZONING NOTICE SIGN MUST BE POSTED ON THE PROPERTY BY OCTOBER 15, 1996.
 (2) HEARINGS ARE HANDICAPPED-ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
 (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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 on Recycled Paper



Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

October 30, 1996

Mr. Jason Eric Ludwig
 10628 Davis Avenue
 Woodstock, MD 21163

RE: Item No.: 142
 Case No.: 97-142-A
 Petitioner: Jason Eric Ludwig

Dear Mr. Ludwig:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Rubanks in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
 Zoning Supervisor

WCR/re
 Attachment(s)

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

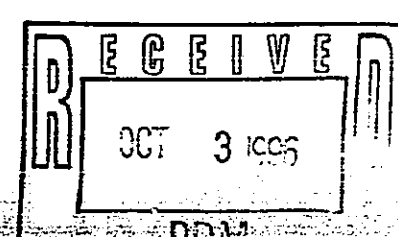
TO: Arnold Jablon, Director
 Department of Permits & Development
 Management
 Date: October 17, 1996
 FROM: Robert W. Bowling, Chief
 Development Plans Review Division
 SUBJECT: Zoning Advisory Committee Meeting
 for October 15, 1996
 Revised Item #84 (on 9/25/96)
 and
 Item Nos. 131, 132, 133, 135, 136,
 137, 138, 140, 142, 144, 146,
 & 147

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE31



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM
 DATE: 10/3/96
 FROM: R. Bruce Seeley
 Permits and Development Review
 DEPRM
 SUBJECT: Zoning Advisory Committee
 Meeting Date: OCT. 7, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 130 135 147
 131 136 148
 132 142
 133 146

RBS:sp

BRUCE2/DEPRM/TXTS8P

Baltimore County Government

Fire Department



700 East Joppa Road
 Towson, MD 21286-5500

Office of the Fire Marshal
 (410) 887-4880

DATE: 10/07/96

Arnold Jablon
 Director
 Zoning Administration and
 Development Management
 Baltimore County Office Building
 Towson, MD 21204
 MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 07, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
 IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 146 AND 147.

REVIEWER: LT. ROBERT P. SAUERWALD
 Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management
 DATE: October 4, 1996
 FROM: Pat Keller, Director
 Office of Planning
 SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 131, 132, 133, 134, 135, 136, 140, 141, 142, 146, and 147

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long
 Division Chief: Carol L. Kenna

PK/JL

ITEM131/FZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

10/1/96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 142 (JLC)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2259 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
3012-A Hernwood Road, W/S Hernwood Rd.,
2400' N of Offutt Court
2nd Election District, 1st Councilmanic
* * * * *
Jason Ludwig
Petitioner
* * * * *
BEFORE THE
* * * * *
ZONING COMMISSIONER
* * * * *
OF BALTIMORE COUNTY
* * * * *
CASE NO. 97-142-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of October, 1996, a copy of the foregoing Entry of Appearance was mailed to Jason Ludwig, 10628 Davis Avenue, Woodstock, MD 21163, Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

